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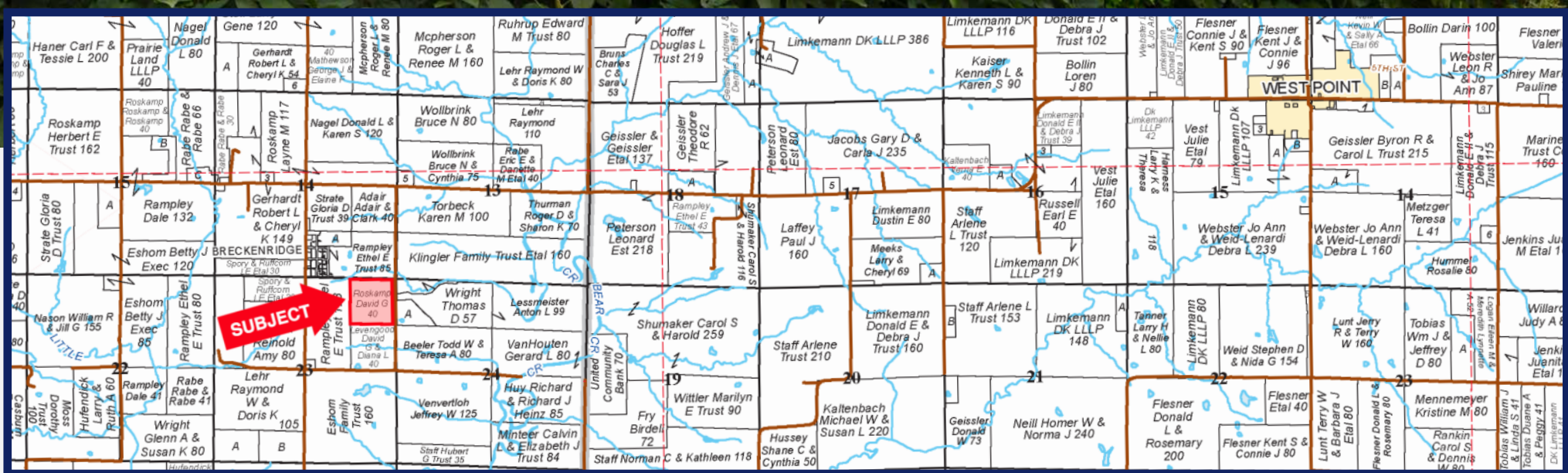
# Hancock County, Illinois LAND AUCTION

FRIDAY, OCTOBER 30, 2020 AT 4:00 P.M.

**40  
ACRES±**  
To be sold in  
**1 TRACT**



Additional information online:  
[www.SullivanAuctioneers.com](http://www.SullivanAuctioneers.com)



## Location

The Roskamp farm is located in the northeast quarter of the northeast quarter of Section 23, T3N•R8W, Walker Township, Hancock County, Illinois. From West Point, Illinois: Go west approximately 5 miles to CR #1200E, then left or south 1/2 mile to the farm. (12 miles south of Hamilton, Illinois or 30 miles north of Quincy, IL)

## Farm Information

- This farm is nearly all tillable, FSA figures indicate 37.99 acres of cropland.
- Soil types: Keomah, Fishhook, Rozetta and a very small amount of Clarksdale & Ursa.
- Productivity Index: 98.5 (Soil map online)
- Access is along the entire east side by CR #1200E.

## Method & Terms

The farm will sell on a price per acre basis based on 40 taxable acres. Immediately following the auction, the successful buyer will pay ten percent (10%) of the bid price with the balance due at the time of closing on or before Monday, November 30, 2020. Title insurance will be provided by the seller. The 2020 real estate taxes will be paid by the sellers, the 2021 and all subsequent real estate taxes will be the responsibility of the new buyer. The farm sells free & clear for the 2021 crop year and full possession will be given at the time of closing.

All announcements sale day shall take precedence over any prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is being sold "as is".



## Trent & Maria Roskamp

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